

HUNTERS®

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Brettell Lane

Brierley Hill, DY5 3LS



Council Tax: A



264 Brettell Lane

Brierley Hill, DY5 3LS

£235,000



Front of the Property

There is a chipping stone driveway, gated side access and a double glazed door leading to the entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, door to lounge, stairs to first floor landing, and a column style radiator.

Lounge

13'9" x 13'1" (4.2m x 4m)

With a door leading from the entrance hall, gas fireplace, under stairs storage cupboard, door to kitchen, double glazed window to front and a central heating radiator.

Kitchen/Diner

9'2" x 9'10" (2.8m x 3m)

With a door leading from the lounge, a range of wall and base units, one and a half stainless steel sink drainer, tiled splashback, gas hob with stainless steel cooker hood above, built in oven, plumbing for washing machine, opening to storage, door to downstairs bathroom, double glazed door to garden, double glazed windows to rear and a central heating radiator.

Downstairs Bathroom

9'2" x 4'7" (2.8m x 1.4m)

With a door leading from the kitchen/diner, W/C, hand wash basin into vanity unit, tiled splashback, shower over bath, shower screen, double glazed window to rear and a central heating radiator.

Landing

With stairs leading leading from the entrance hall, doors to various rooms and loft access.

Bedroom One

12'5" x 8'6" (3.8m x 2.6m)

With a door leading from the landing, built in storage cupboard, double glazed window to rear and a central heating radiator.

Family Bathroom

8'10" x 7'2" (2.7m x 2.2m)

With a door leading from the landing, W/C, hand wash basin into vanity unit, walk in shower with screen and waterfall feature, double glazed window to rear and a heated towel rail.

Bedroom Two

11'1" x 10'2" (3.4m x 3.1m)

With a door leading from the landing, a double glazed window to front and a central heating radiator.

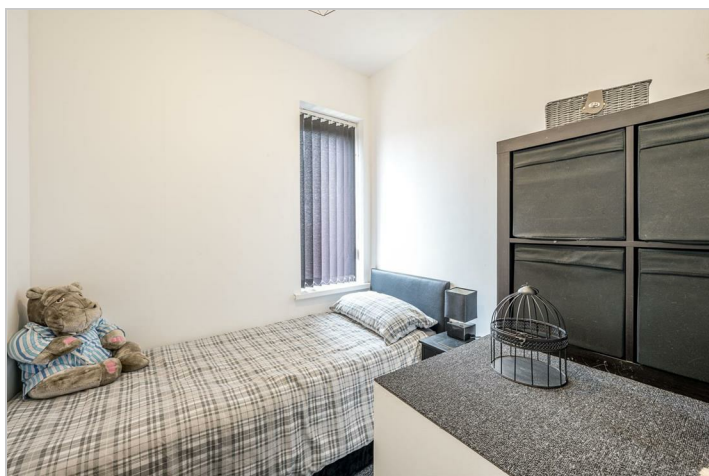
Bedroom Three

6'10" x 6'2" (2.1m x 1.9m)

With a door leading from the landing, a double glazed window to front.

Garden

With a double glazed door leading from the kitchen/diner, slab patio, decorative chipping stones, stairs to lower lawn, shrubbed borders and gated side access.



Road Map



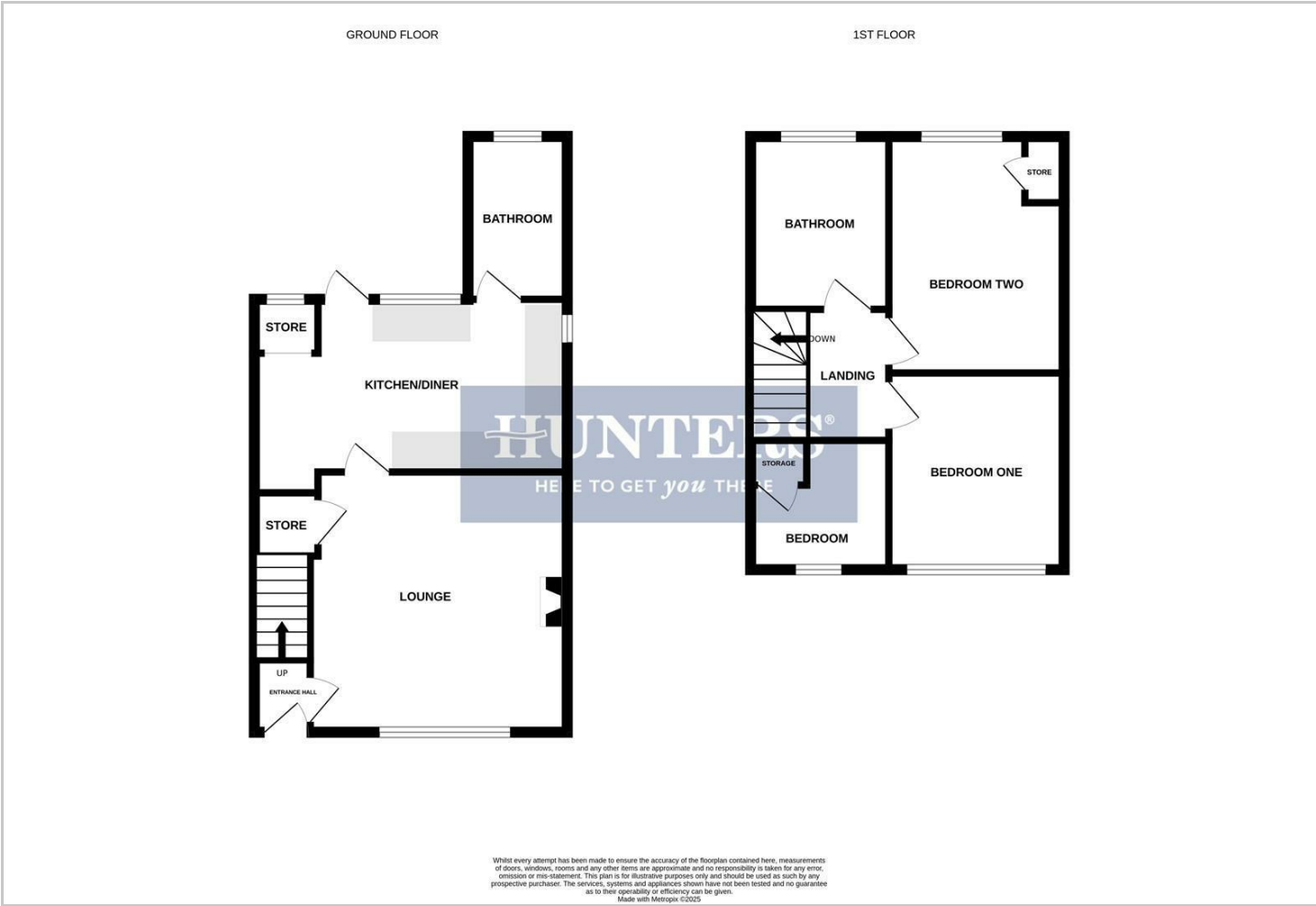
Hybrid Map



Terrain Map



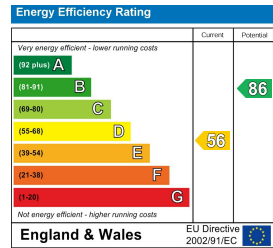
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.